



**Please Explain**

no real info on actual development

more information would be great re: road development  
Looks like development will happen before infrastructure work issues is addressed  
was ok but was unable to see total vision  
too vague  
nobody to talk to  
pretty vague  
I want to know the new addresses for each house

too portioned because not all ?? Have plans objectives defined

understand what will be lost but not overall gain to community

no exact planning for greenspaces/parks

need to know build out so I will know traffic/service implications

no plans of what structures will be. Only overhead views of what already exists

lack of proposed buildings sites AND access (roads) severely inadequate!

Short changing the traffic issues; vague about number of homes they propose; no info re: access points during construction phase if approved

was hoping to see more concrete proposals for visual impact

no, only to develop - no details at all

no road schedule

still somewhat vague other than more homes

**3. Based on the information presented at the open house, do you have any concerns? If so, please list them?**

high density; roads congestion; no green space; parks

Myself and many others nearby are concerned about the increased traffic that will result from more homes being built!! A pedestrian overpass at AME would help prevent traffic congestion at the school zone - no spontaneous crosswalk crossings

Yes, this makes the problem worse - more traffic poor access/exit given schools on main roads. We need ?? Density with natural walking/biking trails - upgrade creek integrity

Not yet. Another subdivision or two with small lots and houses close to each other worries me. Kelowna is starting to look like Calgary with many subdivisions that have no character. Not enough trails and park land

traffic - too much development for existing traffic corridors - future plans/roads too vague

traffic - traffic - traffic - it's bad right now and will get worse

yes: traffic natural space where wildlif go destroying the peacefulness of our neighborhood

no helicopter pads - nothing for my dog who likes to run - don't like the angle of the sun on Mar 17

I am concerned that additional homes will increase traffic on arterials making it more difficult/unsafe to cross Gordon Dr. I am concerned that the road may not be to a modern safe standard for all forms of transportation and the city will never go back to fix or upgrade. Please invest now - separated bike lanes

Yes, loss of habitat, open spaces. Urban sprawl adding more stress on water resources, adding to traffic issues and light pollution.

No. Just need to get it done

Loss of flat natural green space, loss of wetland and habitat for wildlife. Hundreds more houses (huge) that just create more and more sprawl

removal of habitat and wildlife corridors and migratory routes - loss of wetland area - increased housing and urban development - increased traffic

concerned with increased traffic/ noise - loss of greenspace for walking dogs

what will happen to one of the last greenspaces in the Upper Mission? We only have one chance to save habitat. The biologist in charge is hired by the developer. Conflict of interest??

Yes - traffic on Gordon from Frost to Bellevue Creek Bridge. Currently 2 lanes on a 3 lane road. Take ??? Out of center street north in change. Change it back to 3 lanes with alternating middle lane going north ??

Traffic increase and gridlock on Lakeshore. Wildlife habitat and corridors. Human/wildlife interactions.

balancing all aspects of what is required to create a neighborhood with quality of life on your doorstep.

No concerns - sounds like a well planned, well thought out plan

ASP should be transparent around both transportation and public park space options that would link South Ridge, Ponds, Crawford, Kettle Valley, Upper Mission communities

Build out "future" roads first!

With the intended section of South Ridge Dr. has there been plans to fix the construction point on South Ridge? South Ridge narrows significantly within a corner. Also the traffic flow on Lakeshore needs to be address - right from Harvey to Chute Lake!

1. Traffic increase on Lakeshore 2. Changes on drainage patterns 3. Possible further increase in deer population in other areas

Yes - traffic

I am concerned about the loss of the Rocky Riparian areas, outcropping, grassland and mature forest areas. Rocky outcroppings - critical habitat for bats and snakes; Grasslands - habitat for badgers, burrows seen in area - critically endangered; mature forests - habitat for Western Screech owl.

Solution to traffic flow in/out of Mission not a given. We need the perimeter road - too bunch reliance on Gordon/Lakeshore

Yes! Trying to leave Upper Mission on Chute Lake between 8-9 a.m. is an exercise in frustration. The extension of Gordon to Crawford will do little to alleviate this. Kelowna's estimates of travel times are grossly underestimated.

Back yard to back yard development. Narrow roads, no sidewalks, limited parking due to front drive garage. DO NOT BUILD LIKE THE STEELE ROAD AREA!!!

many concerns: traffic, schools, roads, shopping, health clinics, all infrastructure, public transportation, sidewalks, destruction of environment and loss of wildlife

see 2

I realize early planning but everything was very vague. Environmental impact information would be helpful. I have hiked this area for MANY years. I am sad to see it developed

infrastructure - schools, roads, walking paths, and commercial shopping to support additional residents and current residents

yes, roads first, they never get built on time

the only plans seem to be to increase the number of homes with only vague ideas as to how traffic will be handled, greenspaces added, and bike lanes built

very high rock crop behind us to that privacy will be affected

yes, lots of them: traffic issues, lack of proper planning to ensure shopping, schools, parks. Yes, real parks, not just nature. Rec facilities, bike paths, sidewalks

completion of south perimeter road - timing as it relates to development and increased traffic

1. Transportation Infrastructure 2. Preservation of some wildlife habitat 3. Noise and density

yes 1. Traffic concerns 2. urban sprawl 3. loss of public space 4. increase in noise levels

concern about urban sprawl; traffic on roads in and out of area; need a ring road; destruction of ?? Habitat; lack of infrastructure - school, commercial and shopping

this development is low density sprawl; Kelowna can do better in 2017 than McMansions

traffic problems!!!

Traffic, Despite the city's recent traffic study suggesting otherwise, there are substantial delays travelling form the Upper Mission into Kelowna at other than school times - did they try assessing it during the summer???

Just want to know when to expect development start. Need to prepare for increased traffic.

traffic; south perimeter; park allocation

loss of peace and quite; loss of habitat for wildlife; increase in traffic in the Upper Mission

I do NOT want any development, when we bought there we were told there would not be any development until 2030. VERY disappointed that you are going to wreck such a beautiful part of the city with urban sprawl. Kfo needs green space in the city.

More infrastructure the city will have to pay for; more urban sprawl we don't need

I don't want to see any development at all and neither does my husband. This is a beautiful part of Kelowna which should be left in this current natural state

not at the moment; would like to see more details

Before fully commenting on the development we the public need to understand related infrastructure - parks, existing road improvements, school studies; sports fields

Traffic flows; preservation of natural status; preserve lake view

Impact on the East side of the ASP area including Bellevue Creek canyon and the property adjoining Myra Bellevue Provincial Park. Loss of a huge ??ulate area.

loss of wildlife habitat; more people in the valley

**4. What should our project team know before we begin drafting a development design for Thomson Flats?**

Solutions for traffic volume need to be addressed immediately, before the development of Thomson Flats begins. Erosion in a sandy area will complicate building on slopes in this area. Biking paths and walking paths in this zone would be much appreciated!!

Less is better. Upgrade infrastructure first not as a secondary thought

"Traffic" - wildlife and forest issue - what will the impact be - what will be effected above the flats

must work with city on traffic flow out of the whole area. Work in concert with all the other developments going on. City must co-ordinate better. Also inform residents better.

we don't need another development up there

that you actually make an effort to go around and speak to everyone in affected area

how to use AutoCAD

Resident and visitors enjoy the natural beauty of the area and like to walk, hike and bike in the area - recreationally and for commuting. Jack Smith Lake is v. popular in the wintertime - ice skating etc.

the open space has been a very valuable unofficial recreation space for dog waling, mtn biking and botanizing

Don't make lots to small

hopefully you will know everything important!!

highly sensitive area that provides access to many - one of few flat locations for access

no high-rises

we have so much congestion in this area, not enough greenspace. Need to preserve and enhance nature

??? That will essentially turn into a ?? 4 lane road and help with traffic flow

there will be a negative impact on the animal populations and the natural (albeit altered) habitat. I would really like to see serious planning to try to enhance the existing natural features. This could also be a big selling feature.

Ensuring a real dedication to a natural corridor that is not just a beautiful live on a map. It requires a "Mission Creek" greenway to truly provide a balance.

should have good road access but south perimeter road should help

Recreational corridor connections BTW Upper Mission communities and adjacent communities Park near ASP area. Hikers and Mtn bikers and commuters will HIGHLY VALUE any development proposal that recognizes the importance of designing 1st class amenities that serve these

Traffic flow is already out of control!

Please allow some walking trails - please

is development really needed or desirable; will be expensive in terms of snow clearance up that high; impact on traffic, drainage, wildlife corridor

Roads, traffic, study, ?? Development

know that current riparian areas protection is the minimum standard and best practices recommended much wider buffers. We have less than 25% of historical grasslands left in the valley. 30% of BC's endangered species rely on grassland patches

Look at the city's that have done it right. Figure out how to get traffic flow moving by schools - fences & over-path - get speed up to 50km

How to get people in and out. The 2 existing single lane roads along with the 2 elementary schools on them are inadequate for todays residents, not counting the 100-200 lots being developed

Keep it natural. Do not remove any vegetation except where roads and houses go

that all proper infrastructure will be included and no destruction to the environment!! Park land still available. Not so many houses

what plans the city has for road and access improvement in the Mission area

Environmental impact; wildlife corridors; species impacted; preserving green space

roads and commercial must occur before any development of homes

Gordon and Lakeshore are congested now

try and look at cities that have done it right - i.e. Calgary for bike lanes and pedestrian overpasses. Why do both major arteries go through school zones?

low density

quality control of housing and landscaping, time restrictions to build, ring road - put infrastructure in place first - also lakes and water features

residents like the natural area. Greenspace and parkland is essential in the development plans

1. limit number of houses, focus on large lots and increase value through public spaces and exclusivity 2. lots of paths and green space 3. be considerate of current residents

traffic pattern; place infrastructure first; quality of housing and consistency; nature preservation and green spaces

it's not the 1960's anymore; suburbia need to die

Streets with at least sidewalk on one side; parks for kids; small retail area

find out about alternate access

The Traffic Impact Assessment that is being undertaken should be presented to residents for their information and comment, not just to the city and one of their third-party professional traffic consultants, as indicated on one of the posters.

I do NOT agree with developing any part of the area. Gordon Road is chaos already!

Consult the people who live in this area and elicit their opinions on this development

The community loves this area for the natural beauty and amenities if ??? Once developed it'll be lost forever.

no "exclusive use" areas

5. What parts of the Open House did you enjoy most? What parts of the Open House could be improved?

Talking to staff that were present - gave more info than the posters!!  
Too vague, with respect to density and doesn't address hideous traffic issues  
It was easy to see the "possible" vision

really if you were not a realtor then pretty well ignored you . Not engaging at all. No one even asked if i had any questions  
the chocolate things  
interaction with staff - availability for discussion and questions  
bit vague on potential size of development overall

incredibly basic

I realize that it is early in the process but I was hoping to see some conceptual info on the potential build out. There must be some sense of what is needed to be economically viable.

lots of information and people help to ask questions and get info  
Traffic study results for Lakeshore Road

Fact finding - no interested in "enjoyment"  
Ability to have conversations with city staff and developers  
I appreciate the sticky note format of collecting feedback and the open nature of sharing information for comment.  
Drawings were good

show EXACTLY the plans for housing development. Looking at aerial maps does not inform what plans are  
see above  
Appreciated the detailed charts confirming areas proposed for development

Improved: actually listening to residents' concerns. Start acting like a "big" city.

I am new to Kelowna but already understand the issues quite well. The charts are/were very clear with respect to roads and the need to manage traffic. Density of housing could better be expanded. It is difficult to envisage just how many houses are being considered

It was all informative

Good to consult early in the process but there's a fine line between early construction and coming to people before there's really anything to be said.

posters very informative; number of representatives to explain what will happen

It was informative

There needs to be link at the site website where new people can add themselves for updates

Discussion with Melcor representative  
Meeting Melcor personnel; the cookies

Additional Comments:

FIRST PIS EVENT - JUNE 2017  
SECOND PIS EVENT - FEB 2020

I'd prefer to see this area developed as a park - for biking/walking/hiking  
Would be better to make a huge part as parkland natural corridor

please do not bring more traffic and congestion to Upper Mission  
go Oilers go  
current residents of Upper Mission seem wholly unprepared for actual conditions - i.e. commute time and presence of wildlife. Is there a way to temper expectations?  
Perimeter road has been proposed for years and has value as emergency egress and firebreak. Loses it's value as a firebreak when houses are built on the outer side  
great project

I live at the end of Benmore Cr and my backyard backs onto the greenspace. I am concerned with "the loss of privacy in my backyard "noise from building "loss of trails that I walk my dogs on everyday  
is this project only about making profits? Is there a genuine concern for the environment? More greenspace around the very small Kuipers Peak Park, as well as expanding Myra/Bellevue Canyon Park  
Michael Thomas

The original sector plan for the S.W. Mission did not include this portion. I would really like to see the sector plan revisited and updated to fully incorporate any new planning.

thanks for all the informative people. Very informative and eager to help

Traffic density is a "real" concern!!  
The construction/narrow section on Southridge will need to be widened. Lakeshore traffic flow needs to be addressed.  
presenters were helpful and friendly

Traffic is of concern too, as I live along the most traffic-troubled part of Gordon, but environmental values are of the utmost importance. Maximizing greenspaces adds all kinds of values to our community that aren't always accounted for adequately.  
Please develop bike paths separate and apart from roads. This will encourage riding and less car traffic. As I reflect 1400 homes is far too many for this area. Suggest less homes and more green space.

Best: availability of workers; Improve: Q & A session  
not happy regarding this proposal

Must preserve! Protect! Ideally NO development. Keep it as a park for residents. Keep as a wildlife environment.

thank you for this opportunity

Hopefully the character of the area isn't compromised and lost through increased development.

please email if you'd like input; please connect and listen to friend of South Slopes and mountain bike group and Kelowna cycling coalition

this should have never been inside permanent growth boundary

We continually make an effort to participate in open houses of this sort, and equally continually express our concerns about traffic/transportation routes. The City continues to brush off concerns and ignore our input. The least they could do is hold an information session on why they don't believe there is a problem rather than stonewalling us. the developers could help get the community on their side if they pushed the city to address residents' traffic concerns as part of their application!

definitely not looking forward to development RIGHT BEHIND my property  
I heard there was a special "frog" that lives in that area. I'm not sure if it is endangered but please make sure you take care of the species if it is.

I would like to know who will live in the 1000 plus homes eventually. So many houses are being built in Kelowna and the young people can't afford them. Will there be a surplus of homes eventually?  
What are you and/or the city going to do with all the deer?  
Growth is inevitable, but we need to understand lost opportunities if a developer is given carte blanche; city needs to define required infrastructure requirements - Chute Lake, Upper Mission, top of Lakeshore and ?? Are already failing at times

thanks for the invite